

Reclassification Of Area Shown On Map No. 1-H.

(Application No. 17467)
(Common Address: 2206 W. Erie St.)

[O2012-2198]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 1-H in the area bounded by:

the public alley next north of and parallel to West Erie Street; a line 48 feet west of and parallel to North Leavitt Street; West Erie Street; and a line 72 feet west of and parallel to North Leavitt Street,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

RPD 1197

Reclassification Of Area Shown On Map No. 2-I.

(As Amended)
(Application No. 17218)
(Common Address: 2534 -- 2560 W. Van Buren St.,
2535 -- 2561 W. Jackson Blvd., And 300 -- 344 S. Maplewood Ave.)

[SO2011-1486]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RM5 Residential Multi-Unit District symbols and indications as shown on Map Number 2-I in the area bounded by:

West Jackson Boulevard; South Maplewood Avenue; West Van Buren Street; and vacated South Rockwell Street,

to those of Residential Planned Development Number 1197, which is hereby established in the area described above and subject to such use and bulk regulations set forth in the Plan of Development attached hereto and to no others.

SECTION 2. This ordinance takes effect after its passage and approval.

Plan of Development Statements referred to in this ordinance read as follows:

Residential Planned Development Number 1197.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 1197 (the "Planned Development") consists of a net site area of approximately one hundred twenty-eight thousand nine hundred four (128,904) square feet (two and ninety-six hundredths (2.96) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Maple Jack, LLC, an Illinois limited liability company (the "Applicant").
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Right-of-Way Adjustment Plan; Building Elevations; Landscape Plan; a Green Roof Plan; and a Chicago Builds Green form, all prepared by Landon Bone Baker, dated July 19, 2012, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto and satisfies the established criteria for approval as a planned development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted on the Property under this Planned Development: multi-unit residential; two-flats; townhouses; recreational uses, parking and accessory uses including management offices and common space.
6. On-premises signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Housing and Economic Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For purposes of FAR calculations and measurements, the definitions of the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 128,904 square feet.
9. Upon review and determination, "Part II Review" pursuant to Section 17-13- 0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. All buildings must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Housing and Economic Development. The Applicant shall provide a 50 percent green roof (17,842 square feet) over the net roof area of the residential buildings.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to RM5 Residential Multi-Unit District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map;
Site Plan; Right-of-Way Adjustment Plan; Landscape Plan; Street Elevations;
Building Elevations; Greenroof; and Chicago Builds Green Forms
referred to in these Plan of Development Statements
printed on pages 31699 through 31716
of this *Journal*.]

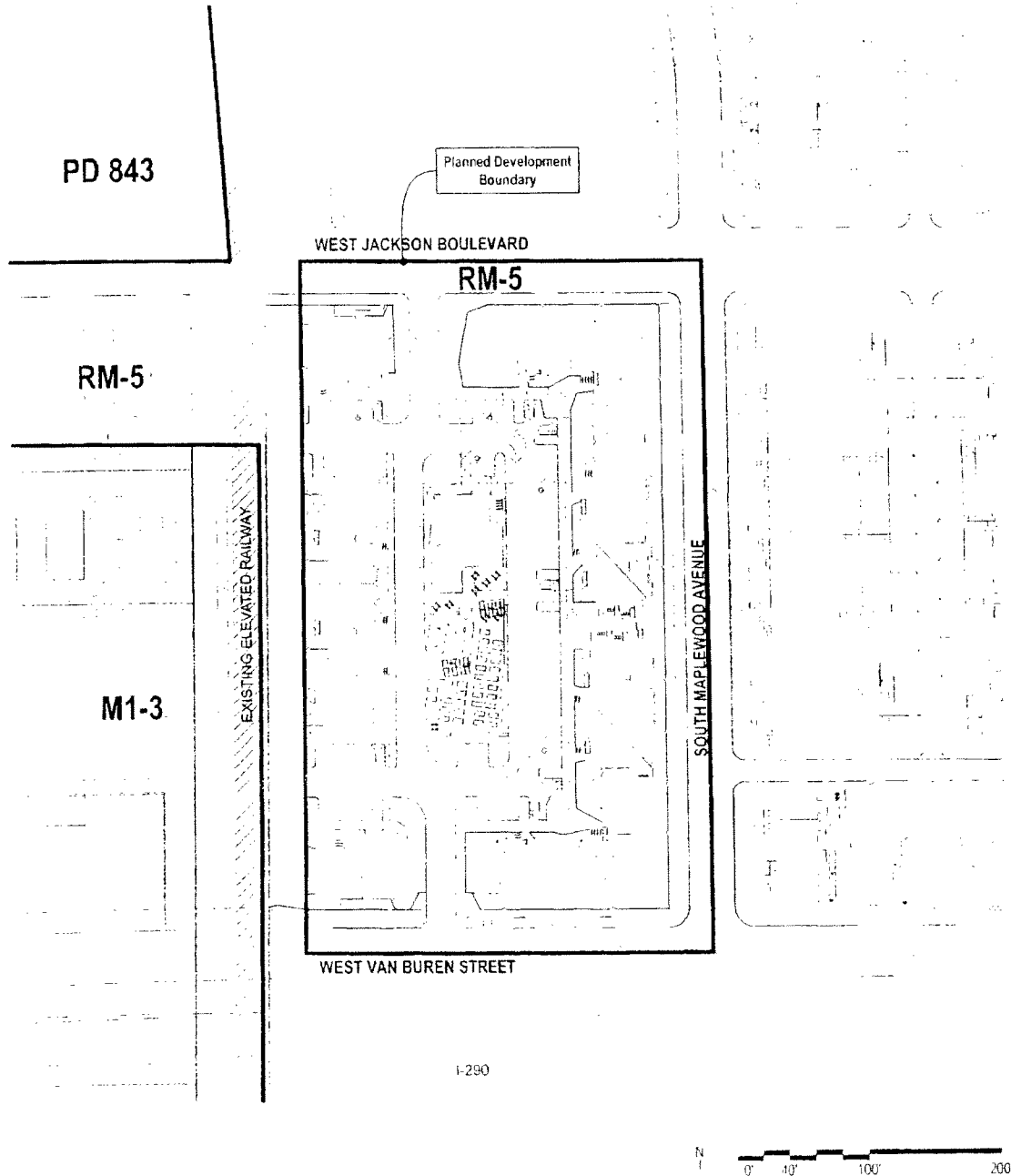
Bulk Regulations Table referred to in these Plan of Development Statements reads as follows:

Residential Planned Development Number 1197.

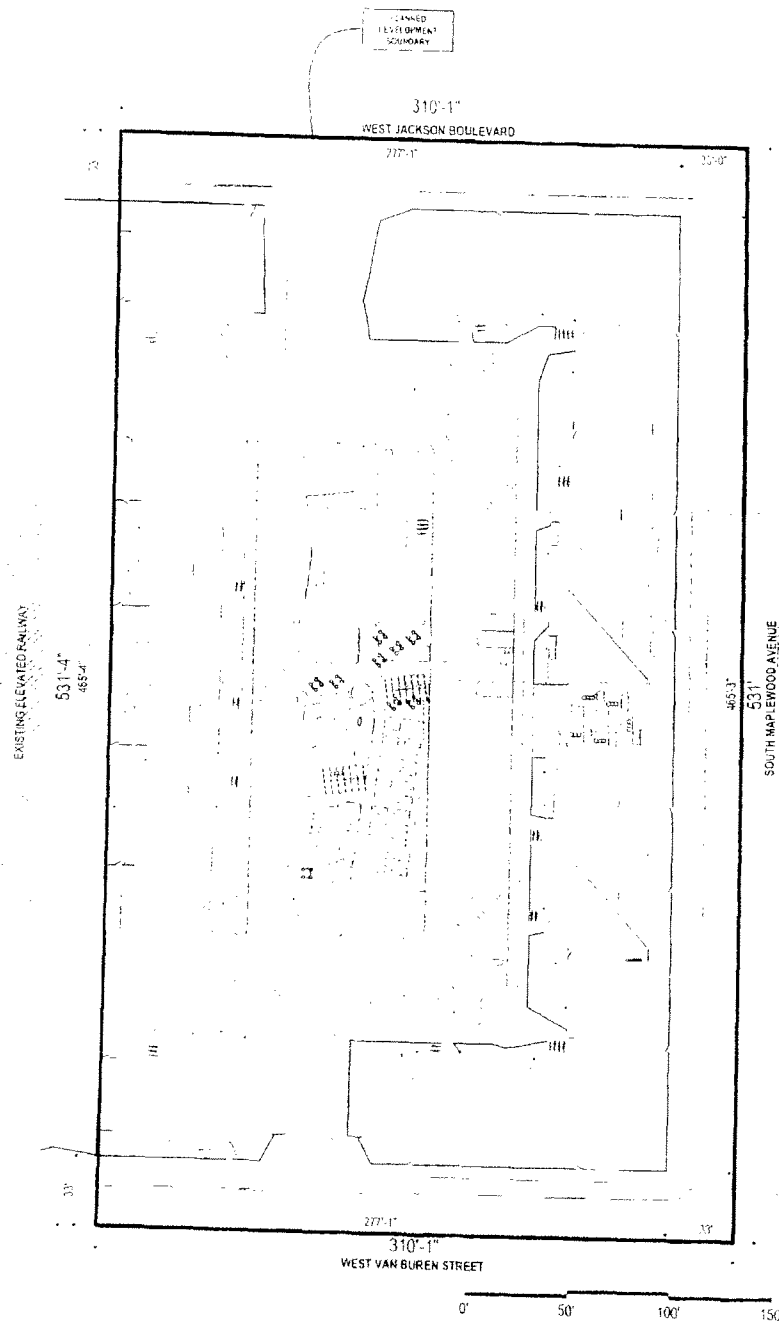
Bulk Regulations Table.

Gross Site Area:	164,717 square feet (3.78 acres)
Net Site Area:	128,904 square feet (2.96 acres)
Maximum Permitted Floor Area Ratio:	1.2
Maximum Number of Residential Units:	76 units
Minimum Off-Street Parking Spaces:	60
Minimum Number of Off-Street Loading Spaces:	0
Minimum Bicycle Parking Spaces:	32
Maximum Site Coverage:	In substantial accordance with the Site Plan
Setbacks from Property Line:	In substantial accordance with the Site Plan.
Maximum Building Height:	40 feet

Existing Zoning Map.



Planned Development Boundary And Property Line Map.



Applicant: **Maple Jack, LLC**
City of Chicago Planning Department

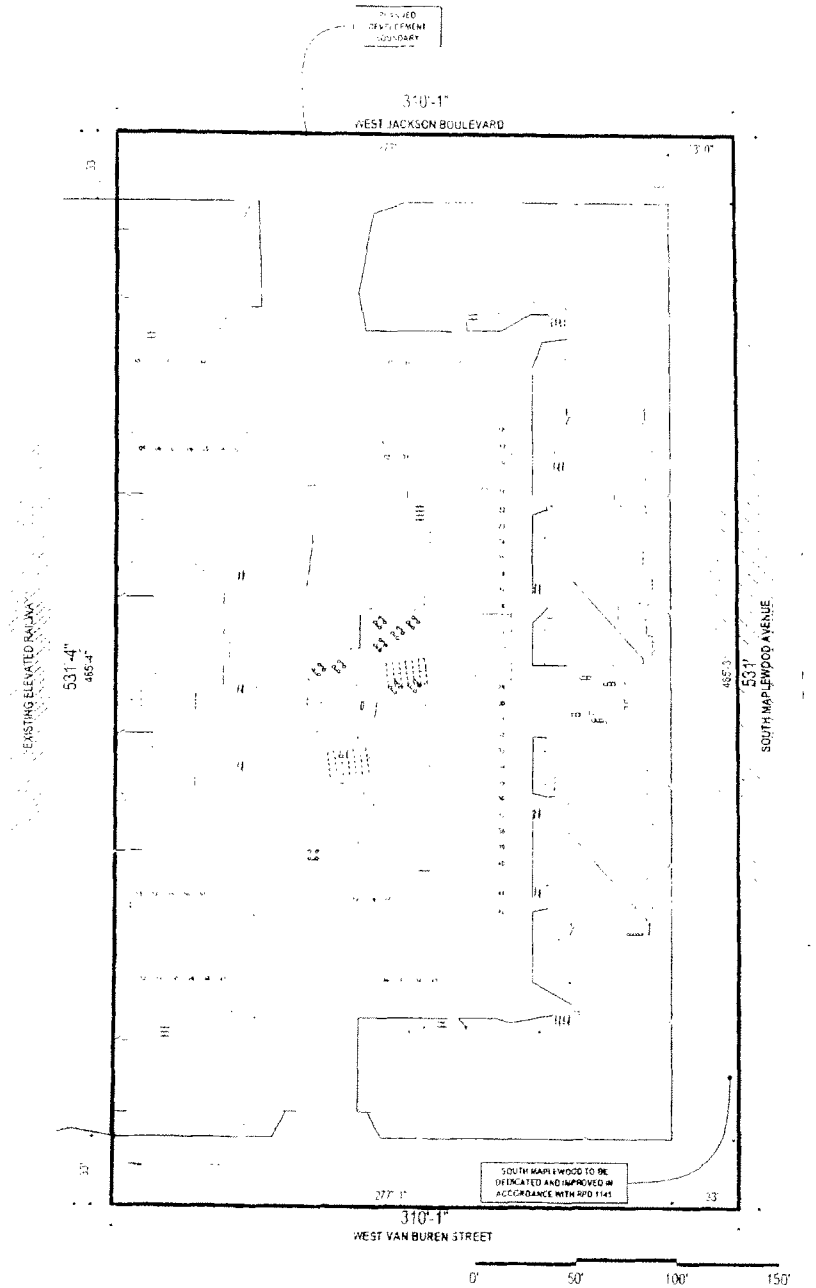
21 Lincoln Park Baker Architects Ltd

City Gardens
PD Boundary & Property Line Map
Revised Date 07/19/12

[illegible]

City Gardens
Site Plan
Revised Date 07/19/12

Right-Of-Way Adjustment Plan.

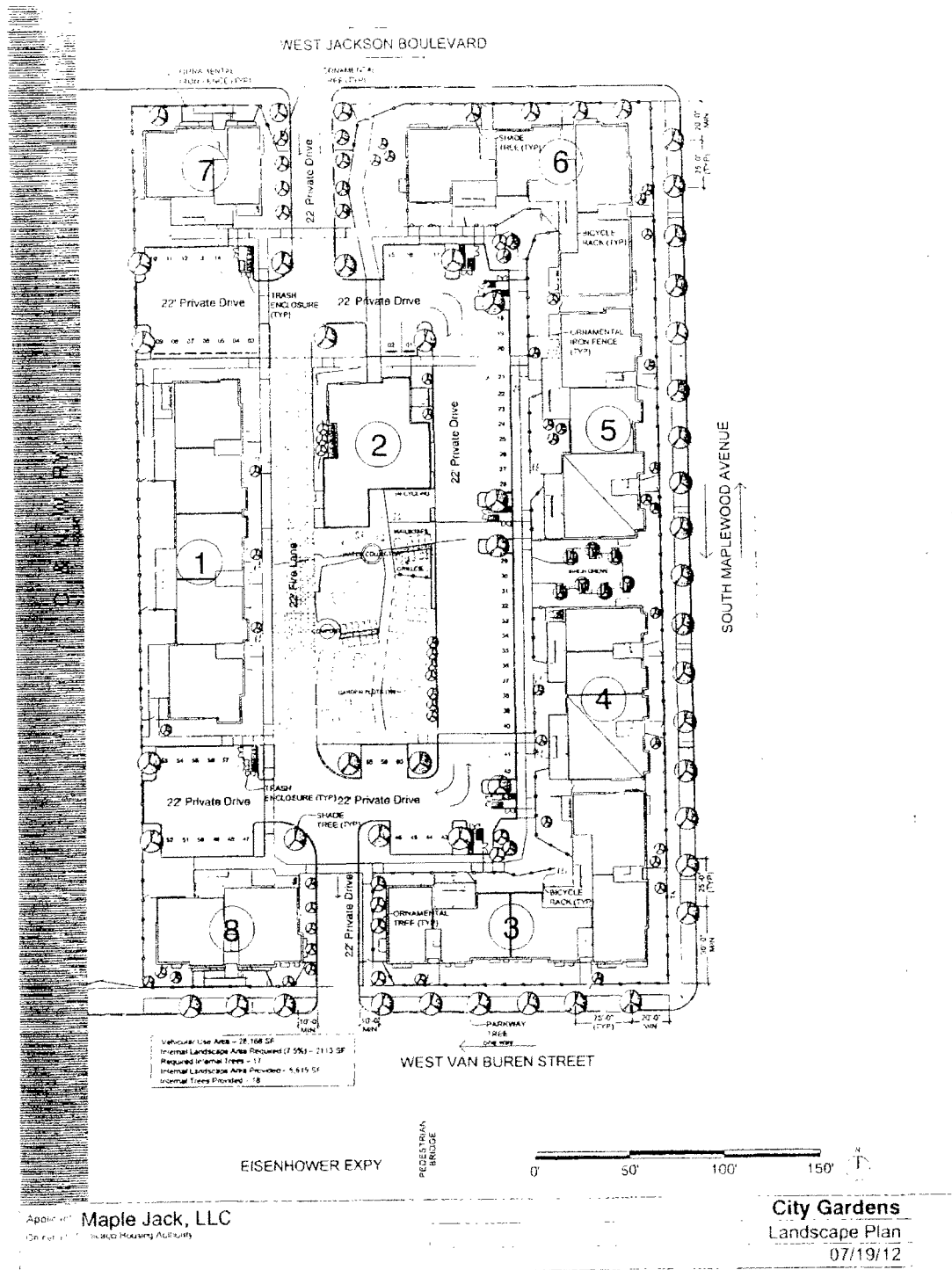


Applicant: **Maple Jack, LLC**
 Owner: City of Chicago (existing authority)

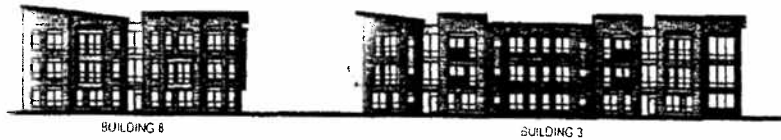
Prepared by: Bone Baker Architects, Ltd.

City Gardens
 Right-Of-Way Adjustment Plan
 Revised Date: 07/19/12

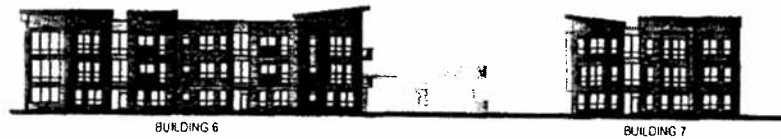
Landscape Plan.



Street Elevations.



W. VAN BUREN ST.



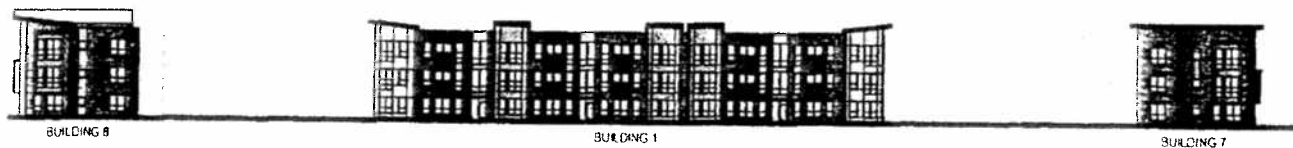
W. JACKSON ST.



S. MAPLEWOOD AVE.

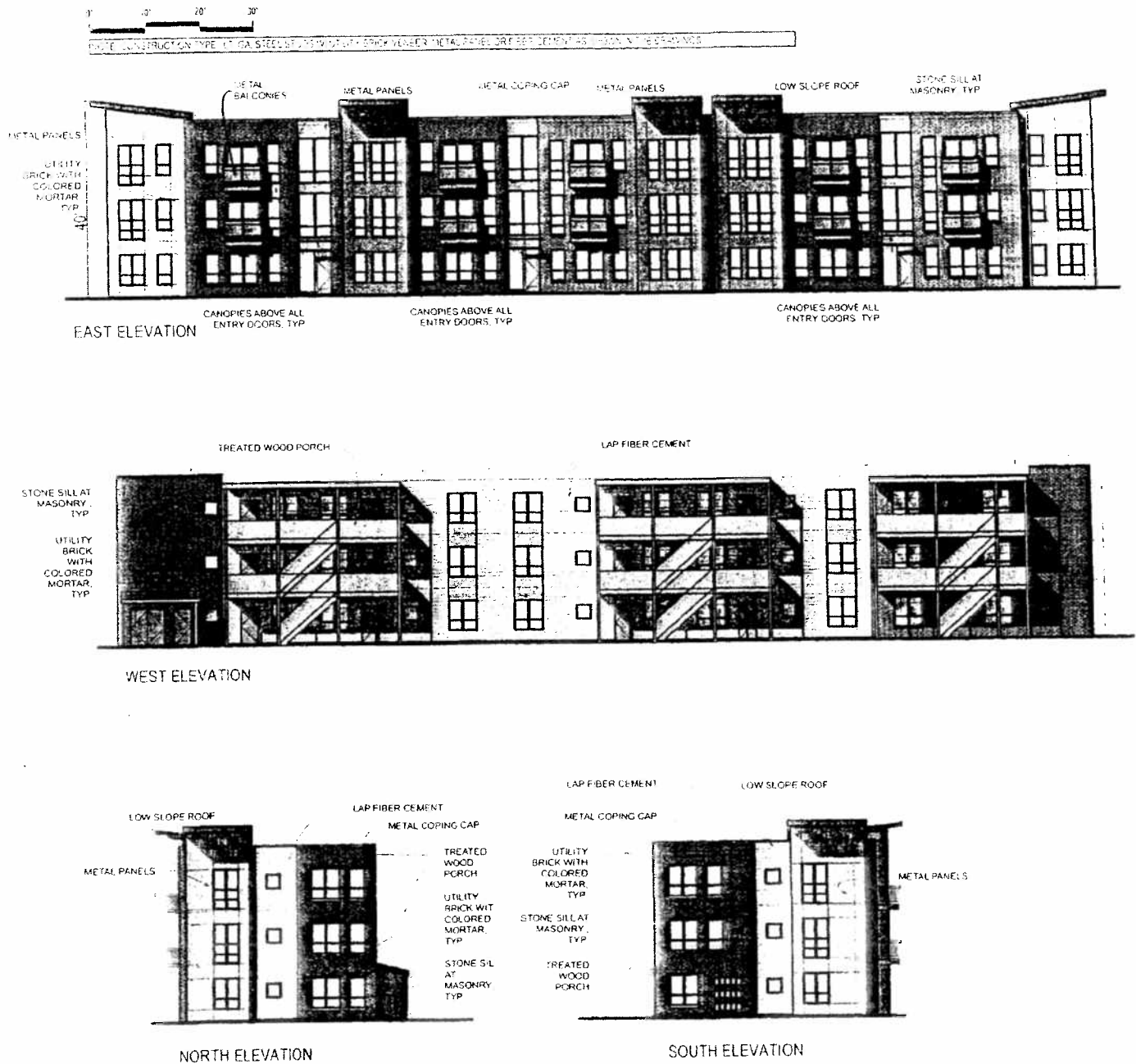


IN COURTYARD TOWARDS THE EAST

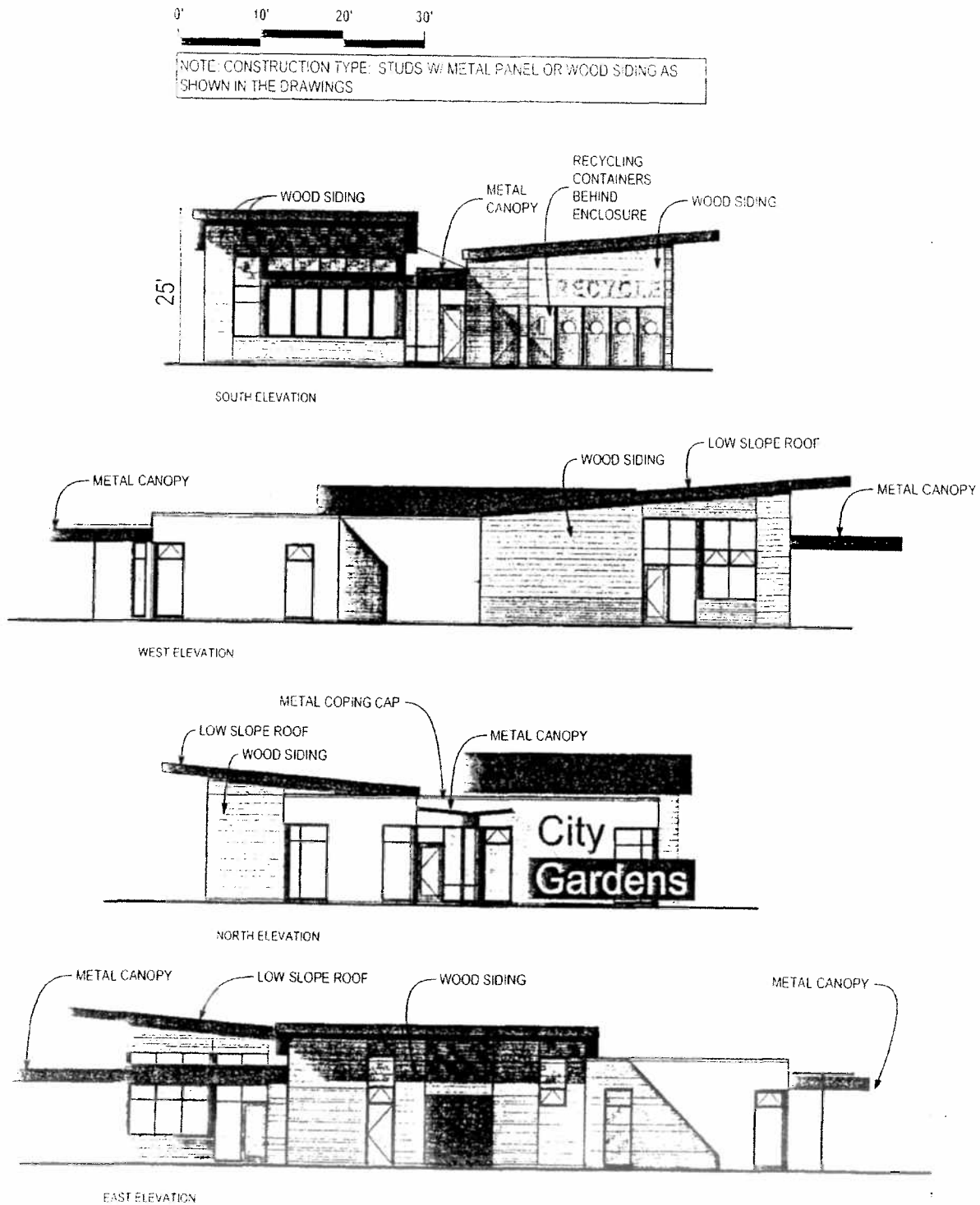


IN COURTYARD TOWARDS THE WEST

Building 1 -- Elevations.



Building 2 -- Elevations.



0 10' 20' 30'

NOTE: CONSTRUCTION TYPE OF ALL STEEL STUDS AND UTILITY BRICK, FIBER METAL PANEL OR FIBER CEMENT AS SHOWN IN THE DRAWINGS

UTILITY BRICK WITH COLORED MORTAR, TYP.

METAL PANELS

METAL COPING ABOVE ENTRIES, TYP.

METAL CANOPY ABOVE ENTRIES, TYP.

SOUTH ELEVATION

UTILITY BRICK WITH COLORED MORTAR, TYP.

METAL PANELS

METAL COPING CAP, TYP.

UTILITY BRICK WITH COLORED MORTAR, TYP.

METAL PANELS

METAL BAY

EAST ELEVATION

UTILITY BRICK WITH COLORED MORTAR, TYP.

METAL COPING CAP, TYP.

UTILITY BRICK WITH COLORED MORTAR, TYP.

STONE SILL AT MASONRY, TYP.

METAL COPING CAP, TYP.

UTILITY BRICK WITH COLORED MORTAR, TYP.

STONE SILL AT MASONRY, TYP.

TREATED WOOD PORCH

FIBER CEMENT SIDING

LOW SLOPE ROOF

FIBER CEMENT SIDING

METAL BALCONY

NORTH ELEVATION

UTILITY BRICK WITH COLORED MORTAR, TYP.

STONE SILL AT MASONRY, TYP.

FIBER CEMENT SIDING

UTILITY BRICK WITH COLORED MORTAR, TYP.

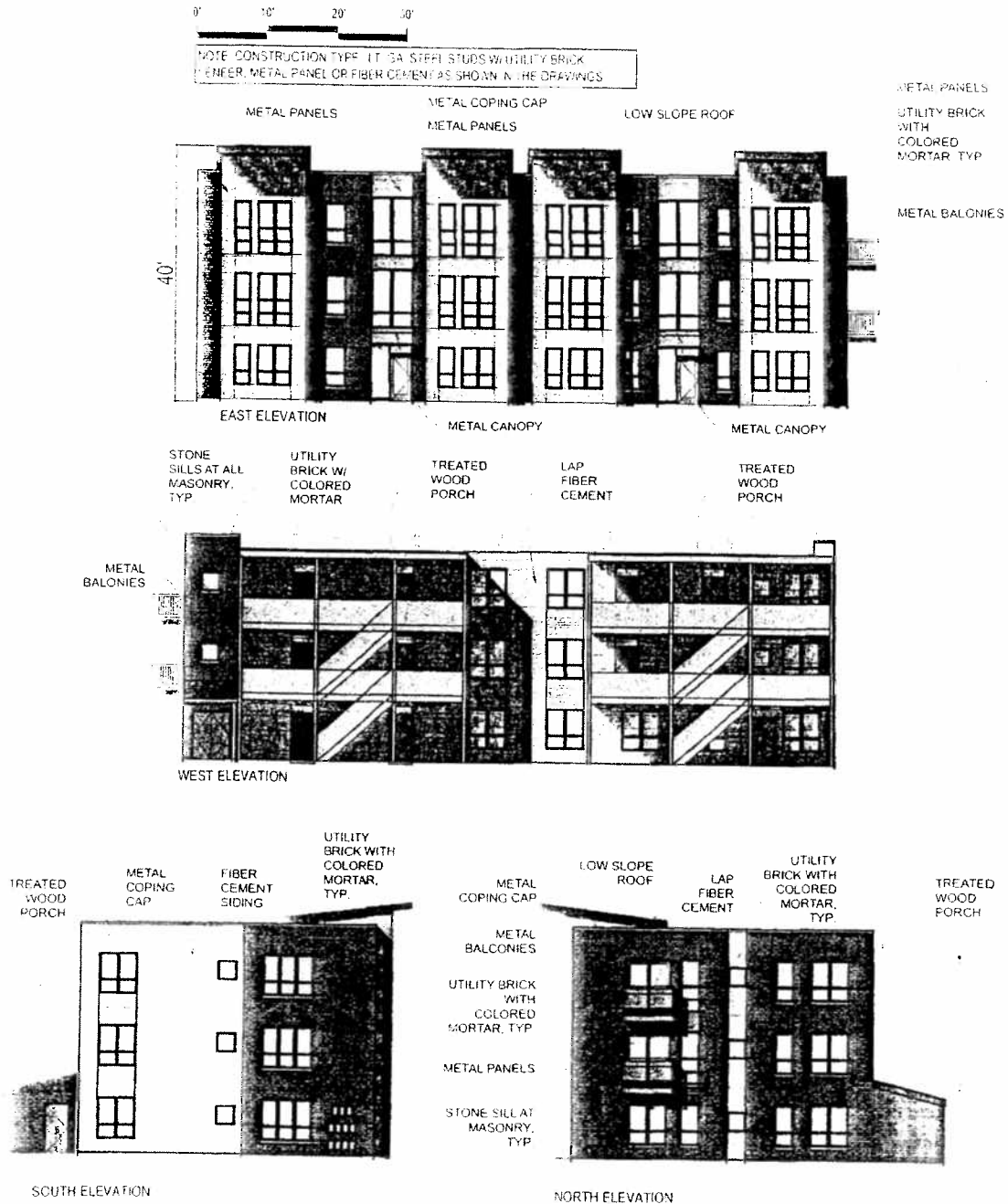
TREATED WOOD PORCH

FIBER CEMENT SIDING

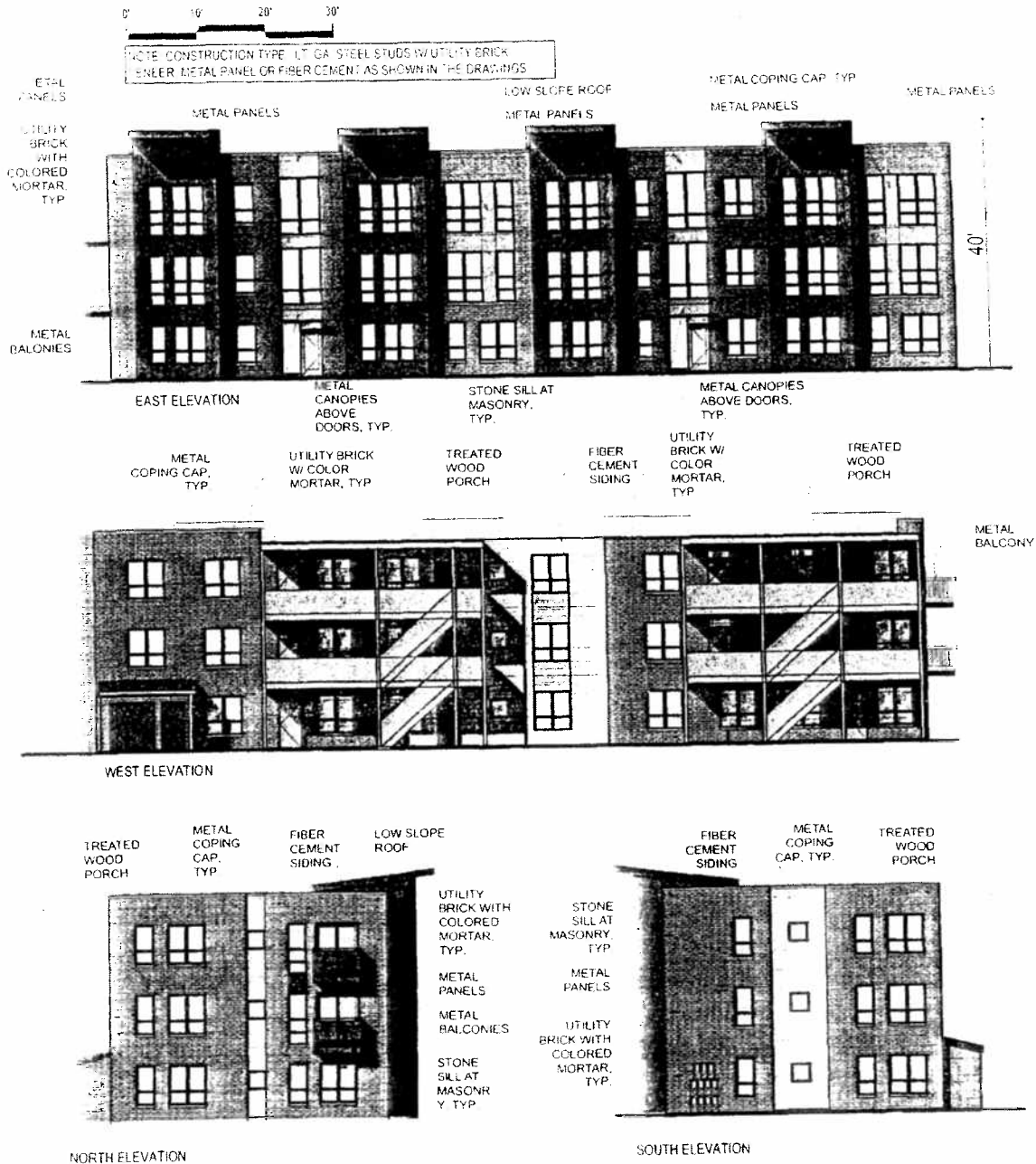
METAL BALCONIES

WEST ELEVATION

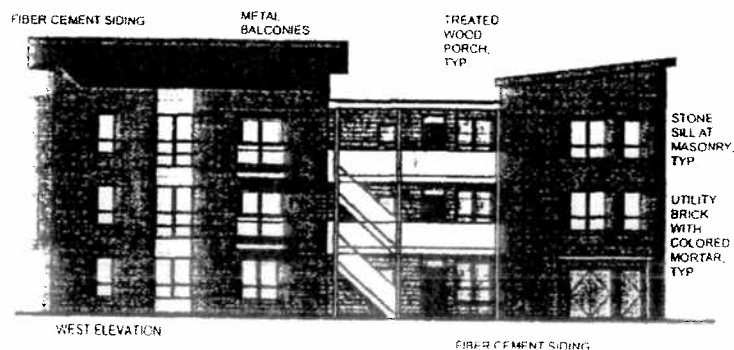
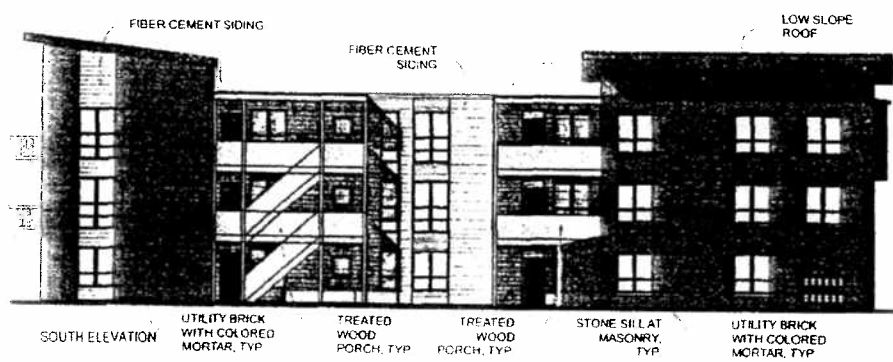
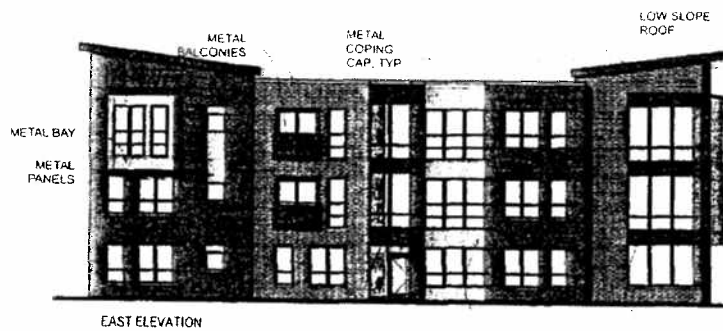
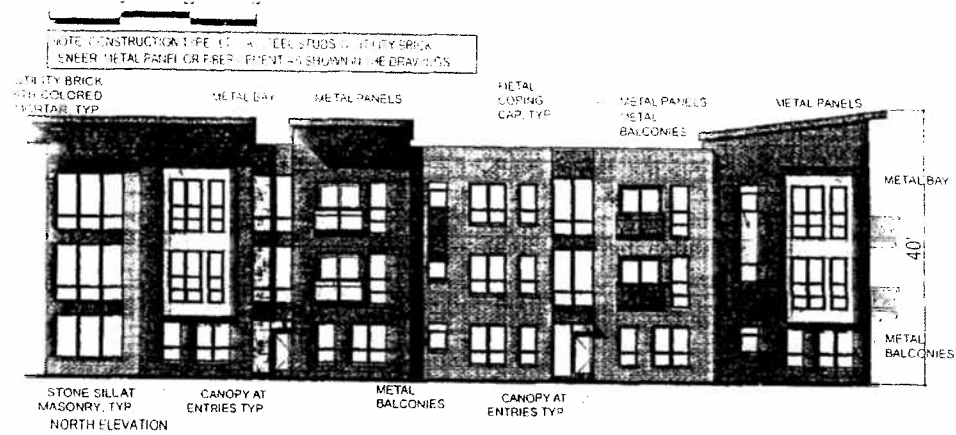
Building 4 -- Elevations.



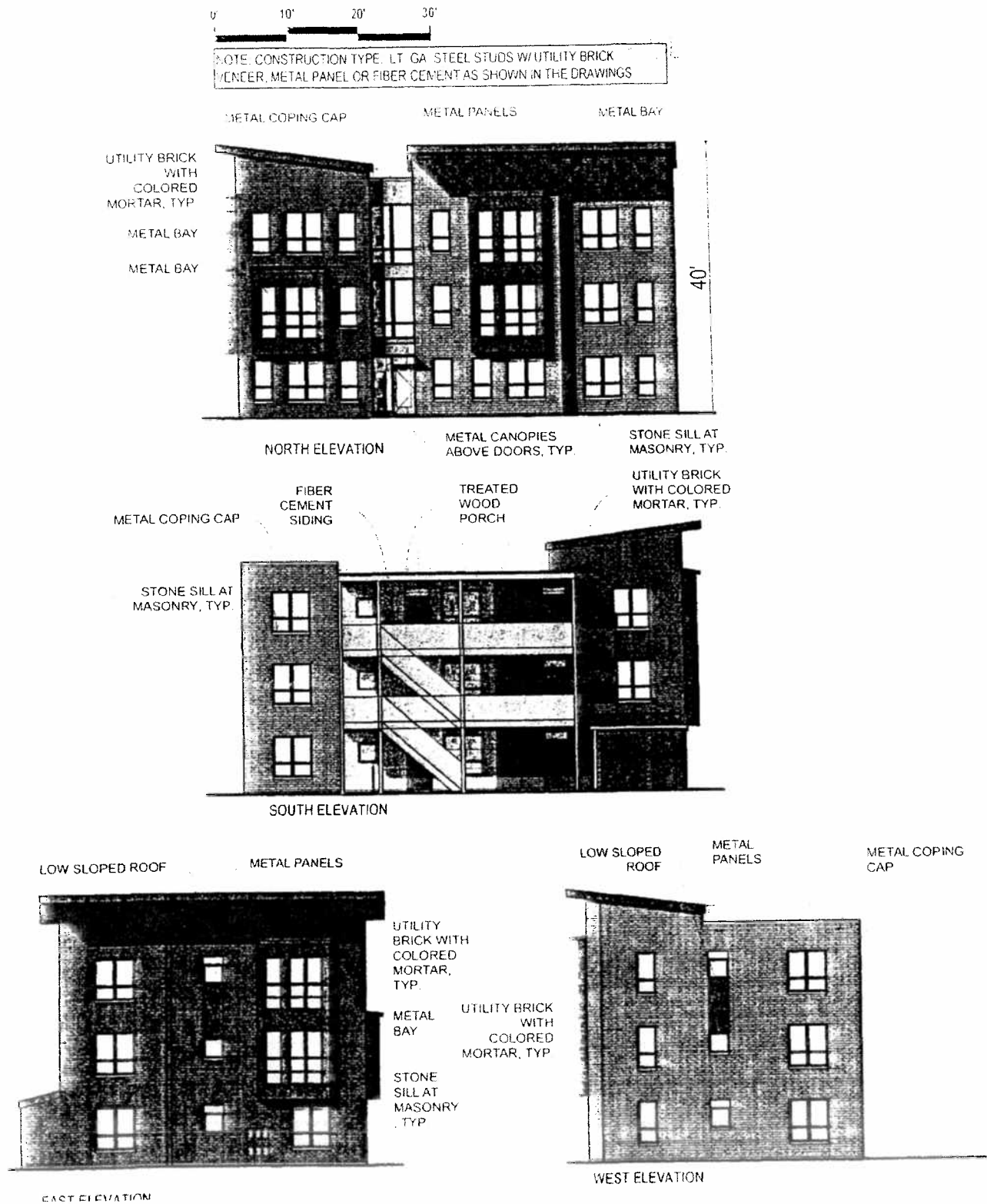
Building 5 -- Elevations.



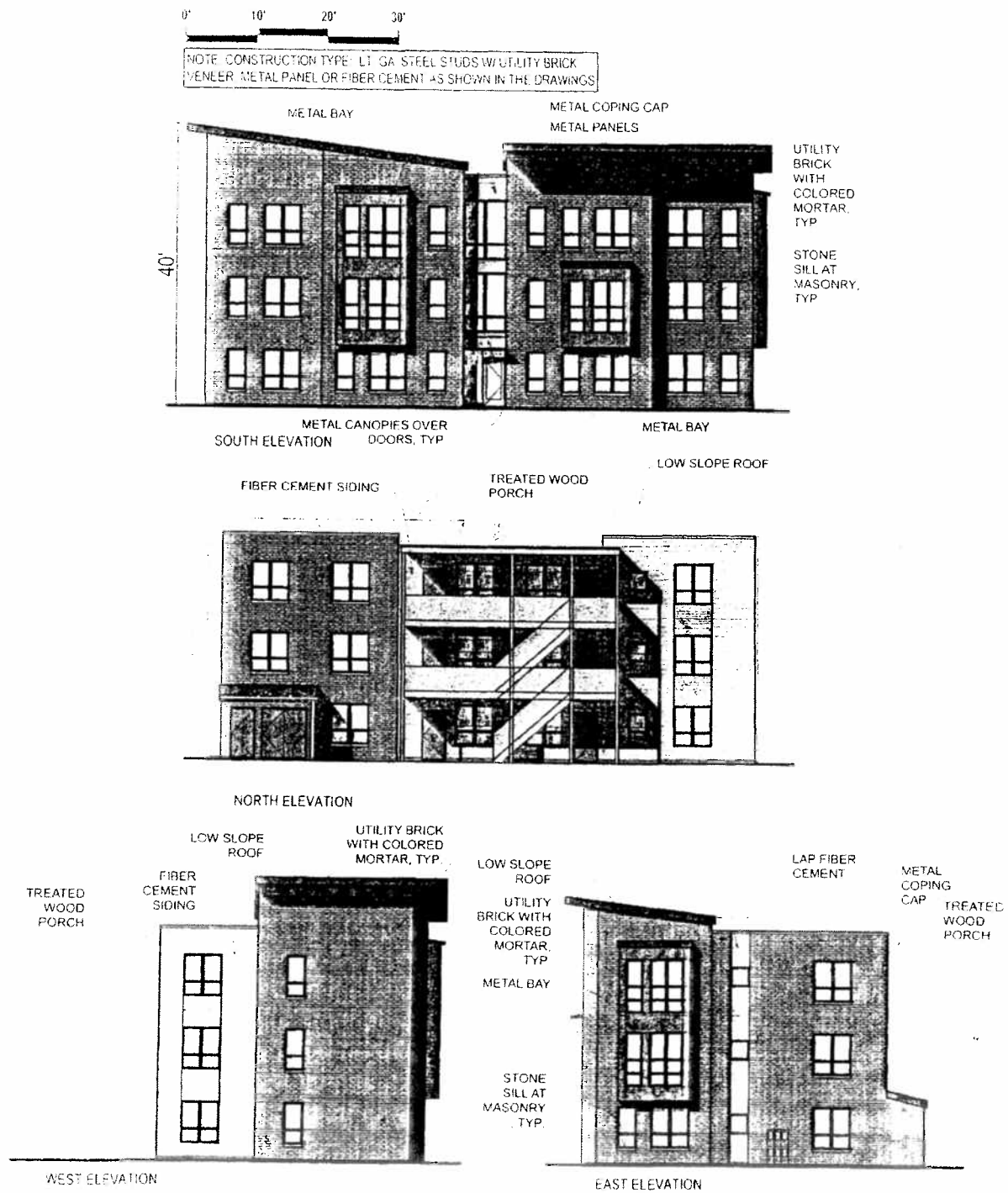
Building 6 -- Elevations.



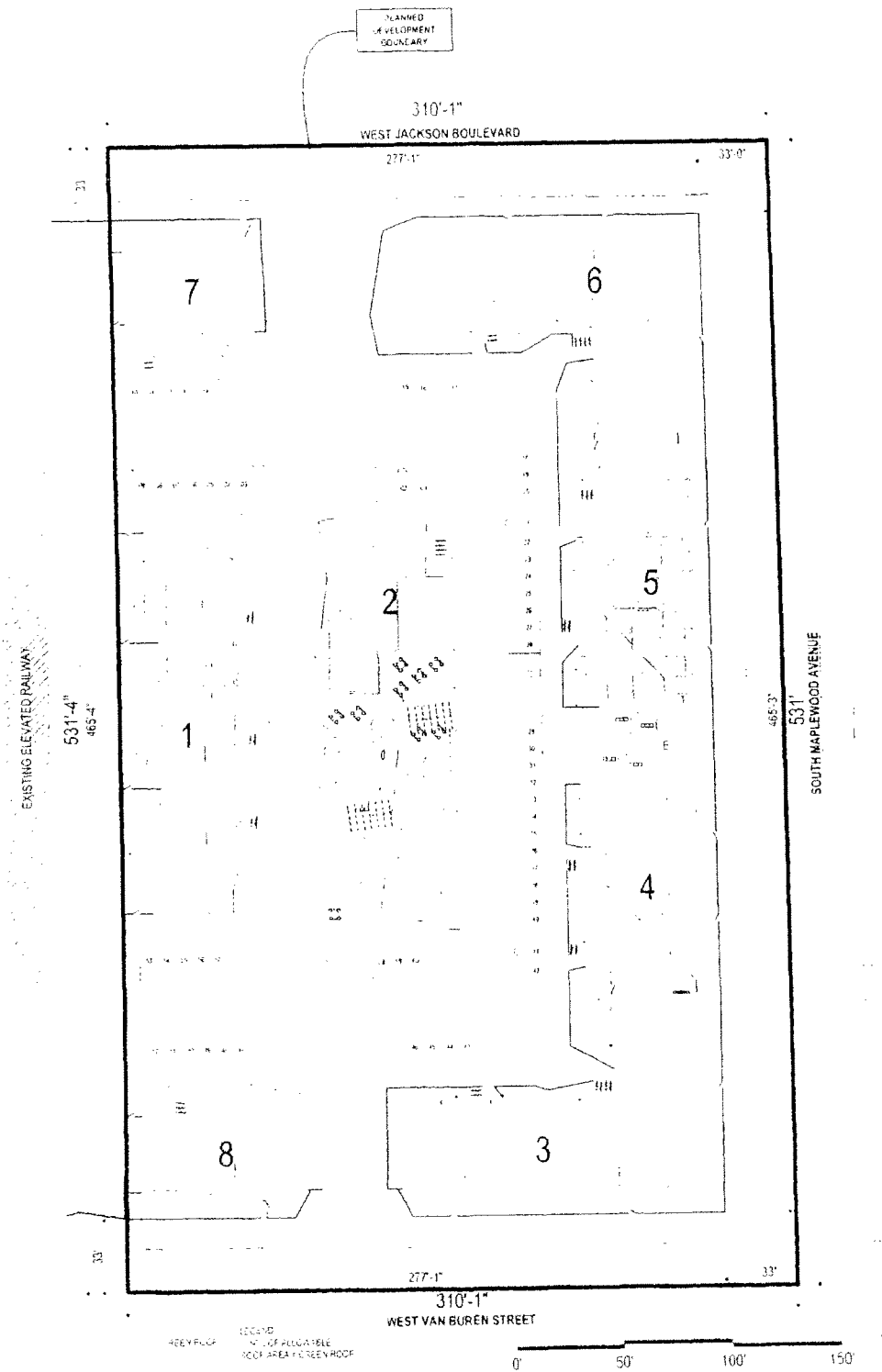
Building 7 -- Elevations.



Building 8 -- Elevations.



Greenroof.



Chicago Builds Green Form.
(Page 1 of 3)

GREEN

Project Name:

City Gardens

Project Location:

* Street Number (if the address only includes one street number, please fill only the cell "From")

From*	To*	Direction	Street Name	Select Street Type
2534	2560	W	Van Buren	St

Ward No: Community Area No:

Project Type:

Check applicable:

☒ Planned Development ☐ Redevelopment Agreement ☐ Zoning Change

PD No: RDA No: From: To:

☐ Public project ☐ Landmark

Project Size:

Total land area in sq. ft.:	Total building(s) footprint in sq. ft.:	Total vehicular use area in sq. ft.:
128,904		32

DPD Project Manager:

Enter First Name Last Name

BG/GR Matrix:

Select project category:

Res. < 4 units (Market rate)

Financial Incentives:

Check applicable:

<input type="checkbox"/> TIF	<input type="checkbox"/> Empowerment Zone Grant	<input type="checkbox"/> Class L
<input type="checkbox"/> GRIF	<input type="checkbox"/> Ind. Dev. Revenue Bonds	<input type="checkbox"/> Class 6b
<input type="checkbox"/> SBIF	<input type="checkbox"/> Bank Participation Loan	<input type="checkbox"/> DOH
<input type="checkbox"/> Land Sale Write Down		

Density Bonus:

Check applicable:

<input type="checkbox"/> Public plaza & pocket park	<input type="checkbox"/> Water features in a plaza or pocket park
<input type="checkbox"/> Chicago Riverwalk improvements	<input type="checkbox"/> Setbacks above the ground floor
<input type="checkbox"/> Winter gardens	<input type="checkbox"/> Lower level planting terrace
<input type="checkbox"/> Indoor through-block connection	<input type="checkbox"/> Green roof
<input type="checkbox"/> Sidewalk widening	<input type="checkbox"/> Underground parking and loading
<input type="checkbox"/> Arcades	<input type="checkbox"/> Concealed above-ground parking

Chicago Builds Green Form.
(Page 2 of 3)

Submitted by: _____
 Title: _____
 Date: _____
 To be Provided by
 the development:

Please fill, if applicable

Landscaping:

7' Landscape Setback	Square footage	0	0
Interior Landscape Area	Square footage	1,901	5,817
No. of Interior Trees		14	18
No. of Parkway Trees		24	24

Open Space:

River Setback	Square footage	0	0
Private Open Space	Square footage	0	12536
Privately developed Public Open Space	Square footage	0	0

Stormwater Management (At-grade volume control):

Permeable paving	Square footage	32,776
Raingarden	Check applicable	<input checked="" type="checkbox"/>
Filter strip		<input type="checkbox"/>
Bioswale		<input type="checkbox"/>
Detention pond		<input type="checkbox"/>
Native landscaping	Square footage	30,566
Rain-water collection cistern/barrel	Gallons	610
Total impervious area reduction	Square footage	3,746

Other sustainable surface treatments:

Green roof	Square footage	0	17,842
Energy Star roof	Square footage	44,866	44,866
High-albedo pavement	Square footage		12,313

Transportation:

No. of accessory parking spaces	60	60
Total no. of parking spaces (Accessory + Non-Acc.)		60
No. of parking spaces dedicated to car sharing services (E.g., I-Go, Zip-Car)	0	0
No. of bicycle parking	32	36
Within 600 ft of CTA or Metra station entrance	Check if applicable.	<input type="checkbox"/>

Chicago Builds Green Form.
(Page 3 of 3)

Building Certification:

Energy Star building	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LEED certification	<input type="checkbox"/>	
LEED Certified		<input type="checkbox"/>
LEED Silver		<input type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

Energy efficiency strategies
not captured above:

-IE: Other than Energy Star Pool - or Energy Star Building
Certification-

R52 Roof Insulation
R19 Wall Insulation
Low U-Value Windows
Advanced Air Sealing
Min 90% efficient furnaces
14 Seer A.C.
Low-Flow Plumbing Fixtures

Other sustainable strategies
and/or Project Notes:

Tenant Garden Plots
Recycling drop off bins
Composting Area

